

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S Bay Drive, 325 ft. E of \*  
c/l Holly Tree Rd. \* ZONING COMMISSIONER  
3529 Bay Drive \*  
15th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \*  
Charles P. Rose, et ux \* Case No. 99-189-A  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 3529 Bay Drive in the Bowleys Quarters section of Baltimore County. The Petition was filed by Charles P. Rose and Cynthia Rose, his wife, property owners. Variance relief is requested from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (BCZR) to allow side yard setbacks of 8 ft. and 10 ft., in lieu of the required 50 ft.; a centerline of the street to building setback of 43.5 ft. in lieu of the required 75 ft.; and from Section 400.1 of the BCZR to allow an existing garage to remain in its present location, with a 0 ft. setback, in lieu of the required 2-1/2 ft. side yard setback. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were the Petitioners, Charles P. Rose and Cynthia Rose. Also appearing was John Diegel, a builder retained by the Petitioners to make certain improvements to the property. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately .280 acres in area, zoned R.C.5. The property is roughly rectangular in shape, with road frontage on Bay Drive in Bowleys Quarters. The property is a waterfront property with a concrete bulkhead adjacent to the Chesapeake Bay. The Petitioners have owned the property

ORDER RECEIVED FOR FILING

Date

By

since June 19, 1997. They reside thereon in an existing 1-1/2 story single family framed dwelling. The property is also improved with an existing square garage which is 20.5 ft. on each side, located between the house and Bay Drive immediately adjacent to the side property line.

Apparently, the house is in a state of disrepair and would require extensive rehabilitation/renovation. It was indicated that the house suffers from structural problems, including a worn-out roof, an inefficient electrical system, sagging walls, etc. Due to the severe nature of these conditions, the Petitioners propose razing the existing dwelling and constructing a new dwelling in its place. The new dwelling will be 1-1/2 stories in height and will be 32 ft. x 36 ft. in dimension. It will be located essentially in the same building envelope as is the present structure. Variance relief is necessary in view of the new construction of the house due to deficient side yard setbacks and an insufficient setback from the centerline of Bay Drive. Variance relief is also requested to legitimize the location of the garage.

As noted above, there were no Protestants present. A favorable Zoning Plans Advisory Committee (ZAC) comment was received from the Office of Planning indicating that the new dwelling would enhance the appearance of the neighborhood. It is to be emphasized that the new structure will merely be a replacement of an existing building. That is, this is not a new development but a redevelopment of an old site. The existing dwelling is apparently over 60 years old.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgement, the Petitioners have complied with Section 307 of the BCZR. However, in granting the variance, I shall impose conditions as are appropriate to protect surrounding properties and natural resources. In this regard, the Petitioners shall comply

with the ZAC comment from the Department of Environmental Protection and Resource Management (DEPRM). That comment requires compliance with the Chesapeake Bay Critical Area Regulations and that the private sewerage disposal system must be evaluated prior to building permit approval. The Petitioners indicated that they are willing to comply with these requirements. Apparently, this site is now served by public water, however, features a private septic system. Public sewerage is planned for the area, however.

Additionally, a comment was received regarding the applicability of the Federal Flood Insurance requirements and noting that the property is adjacent to tidewater. In this regard, the Petitioners shall comply with the requirements of the ZAC comment from Robert W. Bowling of the Development Plans Review Division.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

ORDER RECEIVED FOR FILING  
Date 12/29/98  
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of December 1998 that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (BCZR) to allow side yard setbacks of 8 ft. and 10 ft., in lieu of the required 50 ft., a centerline of the street to building setback of 43.5 ft. in lieu of the required 75 ft., and from Section 400.1 of the BCZR to allow an existing garage to remain in its present location, with a 0 ft. setback, in lieu of the required 2-1/2 ft. side yard setback, be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, DEPRM and Development Plans Review Division are adopted in their entirety and made a part of this Order.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/imm

ORDER RECEIVED FOR FILING

DATE

BY



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

December 28, 1998

Mr. and Mrs. Charles P. Rose  
3529 Bay Drive  
Baltimore, Maryland 21220

RE: Case No. 99-189-A  
Petition for Variance  
Property: 3529 Bay Drive

Dear Mr. and Mrs. Rose:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

att.

c: Mr. John Diegel  
3807 Ady Road  
Street, Md. 21151





# Petition for Variance

CBCA

to the Zoning Commissioner of Baltimore County

for the property located at 3529 Bay drive

which is presently zoned R.C.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Sec 1A04.3.B.2 To Allow side yard setbacks of 8' and 10' in lieu of the required 50' and a setback of 43.5' from the centerline of a Road in lieu of the required 75' from the edge of a Road. And section 400.1 To Allow the existing garage to remain in its present location in lieu of the required 2 1/2' off side ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The existing dwelling has deteriorated beyond repair and owner desires to construct a new single dwelling utilizing the existing house footprint. The existing property consists of Lot 19 Bowley's Quarter and is 50' wide as recorded in Balto. Co. Plat Book 7, folio 78, dated Aug. 3, 1923 and is less than the current 55' minimum.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

Charles Phillip Rose

(Type or Print Name)

Signature

Cynthia Rose

(Type or Print Name)

Signature

3529 Bay Dr. 41-335-4993  
Address Phone No

Balto, MD 21220  
City State Zipcode

Name, Address and phone number of representative to be contacted.

John Diegel & Sons, Inc./Att: Mike

3807 Ady. Rd. 410-893-7044  
Address Street, MD 21151 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 hr  
unavailable for Hearing

the following dates Next Two Months

ALL ☒ OTHER ☐  
REVIEWED BY: CAM DATE 4 Nov 98

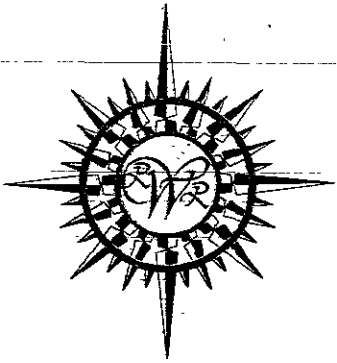


Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

99-189-A

189



ROBERT R. WILSON  
& ASSOCIATES, INC.

LAND SURVEYING  
SITE ENGINEERING  
GPS SERVICES

2408 Rocks Road  
FOREST Hill, MD 21050  
PHONE (410) 893-3700  
FAX (410) 836-5375

ZONING DESCRIPTION FOR 3529 BAY DRIVE

BEGINNING AT A POINT ON THE <sup>South</sup>~~NORTH~~ SIDE OF BAY DRIVE WHICH IS  
25 FEET WIDE AT A DISTANCE OF 325 FEET EAST OF THE CENTERLINE  
OF HOLLY TREE ROAD WHICH IS 25 FEET WIDE. BEING LOT NO. 19  
AS SHOWN ON PLAT NO. 3 OF BOWLEY'S QUARTER AS RECORDED IN  
BALTIMORE COUNTY PLAT BOOK 7, FOLIO 78, CONTAINING 12,208  
S.F. OF LAND. ALSO KNOWN AS 3529 BAY DRIVE AND LOCATED IN THE  
15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

99-189-A

189

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 060737

DATE 1 Nov 98 ACCOUNT B-001-6150  
185  
AMOUNT \$ 50.00

RECEIVED FROM: Diagonal For Rose

FOR: Rose 3329 Bay Drive

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
1/05/1998 11/04/1998 11:38:20  
REQ 0301 CASHIER CLIM OML DRAWER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 076213  
CR NO. 060737

50.00 CHECK: PN  
Baltimore County, Maryland

09-189-A

CASHIER'S VALIDATION



# CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/31, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/31, 1998.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #99-189-A  
2823 Bay Drive  
S/S Bay Drive, 325 E of centerline Holly Tree Road  
15th Election District - 5th Councilmanic District  
Legal Owner(s): Cynthia & Charles Phillip Rose

Variance: to allow side yard setbacks of 8 feet and 10 feet in lieu of the required 50 feet and a setback of 43.5 feet from the centerline of a road in lieu of the required 75 feet; and to allow the existing garage to remain in its present location in lieu of the required 2 1/2 feet off the side property line.

Hearing: Friday, December 16, 1998 at 9:00 a.m. in Room 406, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

12/006 Dec. 3

0277006

## CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

CASE NUMBER: *99-189-A*

PETITIONER/DEVELOPER: ( ) *Charles P. Rose*

DATE OF HEARING/~~CLOSING~~: ( ) *12-18-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY  
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED  
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

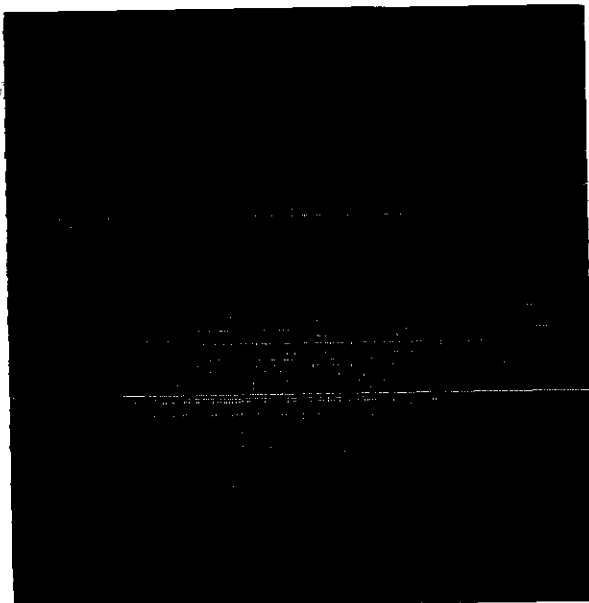
*3529 Bay Drive, Baltimore, md. 21220*

THE SIGN (S) WERE POSTED ON. *12-3-98* BY THE UNDERSIGNED.

SINCERELY,



THOMAS P. OGLE SR.  
325 NICHOLSON RD.  
BALTIMORE MD. 21221  
(410) 687-8405  
(410) 687-4381 (FAX)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

November 16, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-189-A  
3529 Bay Drive  
S/S Bay Drive, 325' E of centerline Holly Tree Road  
15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Cynthia & Charles Phillip Rose

Variance to allow side yard setbacks of 8 feet and 10 feet in lieu of the required 50 feet and a setback of 43.5 feet from the centerline of a road in lieu of the required 75 feet; and to allow the existing garage to remain in its present location in lieu of the required 2-1/2 feet off the side property line.

HEARING: Friday, December 18, 1998 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon  
Director

c.: Cynthia & Charles Rose  
John Diegel & Sons, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 3, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
December 3, 1998 Issue - Jeffersonian

Please forward billing to:

J. Diegel & Sons, Inc.  
c/o JM Diegel  
3807 Ady Road  
Street, MD 21154

410-893-7044  
410-893-7009 (fax)

---

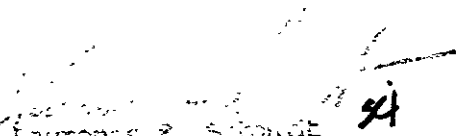
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S/S Bay Drive, 325' E of centerline Holly Tree Road  
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HEARING: Friday, December 18, 1998 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

  
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 189  
Petitioner: J. Diegel & Sons Inc. / Mr & Mrs Rose  
Location: 3529 Bay Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. Diegel & Sons Inc & J.M. Diegel  
ADDRESS: 3807 Ady Rd.  
5 TreeT Md. 21154

PHONE NUMBER: 410 8937044 - FAX 410-893-7009

11/4/98

AJ:ggs

(Revised 09/24/96)

**99-189-A**

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: \_\_\_\_\_

North



date: \_\_\_\_\_ prepared by: \_\_\_\_\_ Scale of Drawing: 1"= \_\_\_\_\_



Vicinity Map  
North  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_  
acres square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-189-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCE TO ALLOW SIDE YARD SETBACKS  
OF 8' AND 10' IN LIEU OF THE REQUIRED 50' AND A SETBACK  
OF 43.5' FROM C OF ROAD IN LIEU OF THE REQUIRED 75'.  
AND TO ALLOW THE EXISTING GARAGE TO REMAIN IN ITS  
PRESENT LOCATION IN LIEU OF THE REQUIRED 2 1/2' FROM SIDE LOT LINE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR VARIANCE  
3529 Bay Drive, S/S Bay Drive,  
325' E of c/I Holly Tree Rd, 15th Election  
District, 5th Councilmanic

Legal Owners: Charles P. and Cynthia Rose


Petitioner(s)

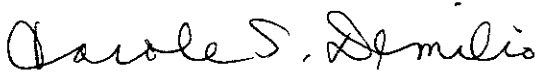
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case Number: 99-189-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25<sup>th</sup> day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Mike Diegel, John Diegel & Sons, Inc., 3807 Ady Road, Street, MD 21151, representative for Petitioner(s).

  
PETER MAX ZIMMERMAN





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 11, 1998

John Diegel & Sons, Inc.  
3807 Ady Road  
Street, MD 21151

Att: Mike

RE: Item No.: 189  
Case No.: 99-189-A  
Location: 3529 Bay Drive

Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 4, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish or set of initials.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 11.17.95

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204


RE: Baltimore County  
Item No. 189 CAM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*10*   
Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: November 24, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

SUBJECT: Zoning Item #189

Charles Rose Property - 3529 Bay Drive

Zoning Advisory Committee Meeting of November 16, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
  - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
  - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
  - X   Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
  - X   GWM: The sewage disposal system must be evaluated prior to building permit approval. Contact GWM at extension 2762 for more information.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: November 24, 1998

FROM: Robert W. Bowling, Supervisor  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for November 23, 1998  
Item No. 189

The Bureau of Developer's Plans Review has reviewed the subject zoning item. In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

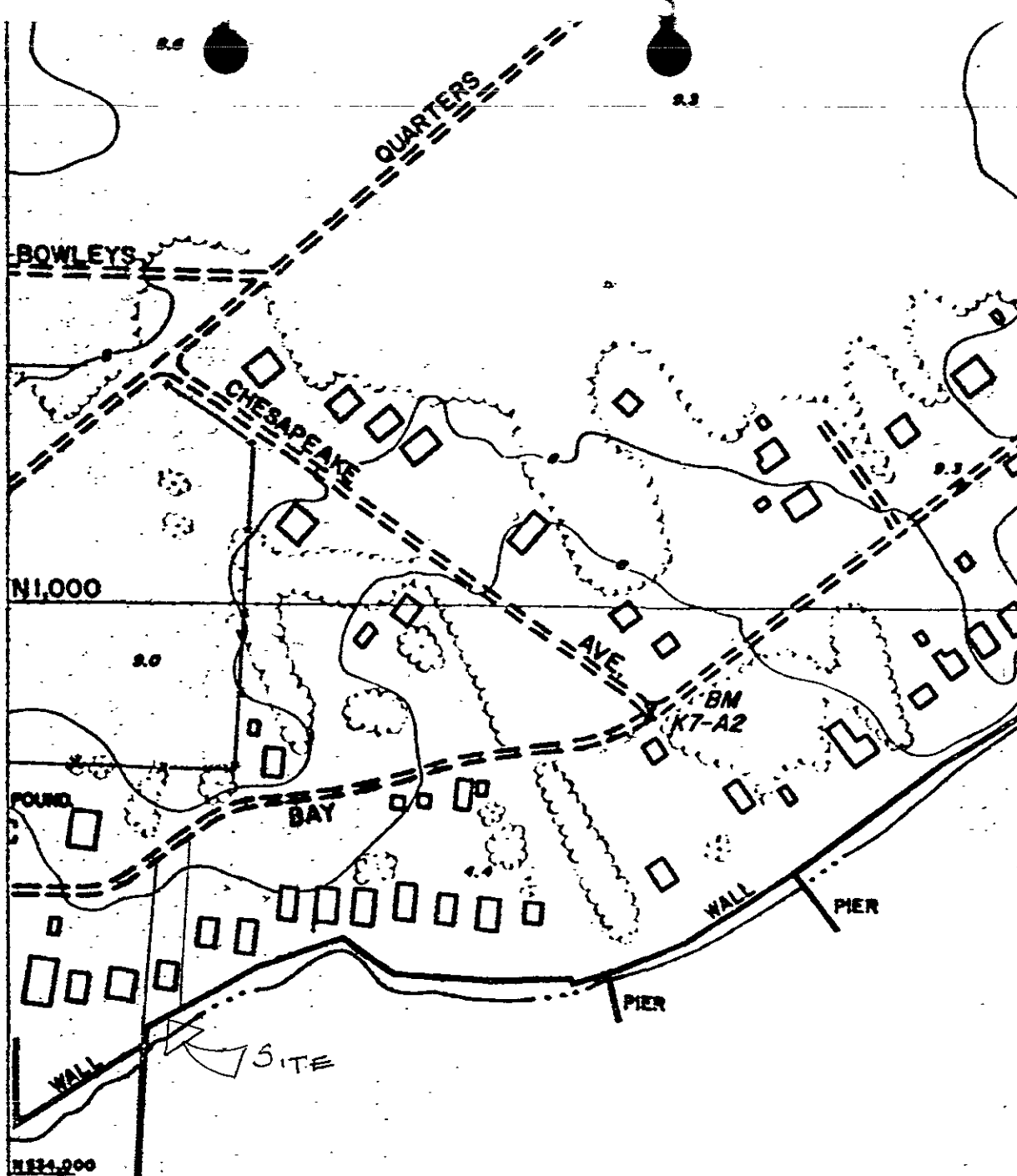
Bay Drive is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE1123.189





Z-SV  
ZZ-NV

DATE OF  
PHOTOGRAPHY  
DEC. 1954

mmetric Methods  
ANSING MICH.

3  
SCALE  
1" = 200'

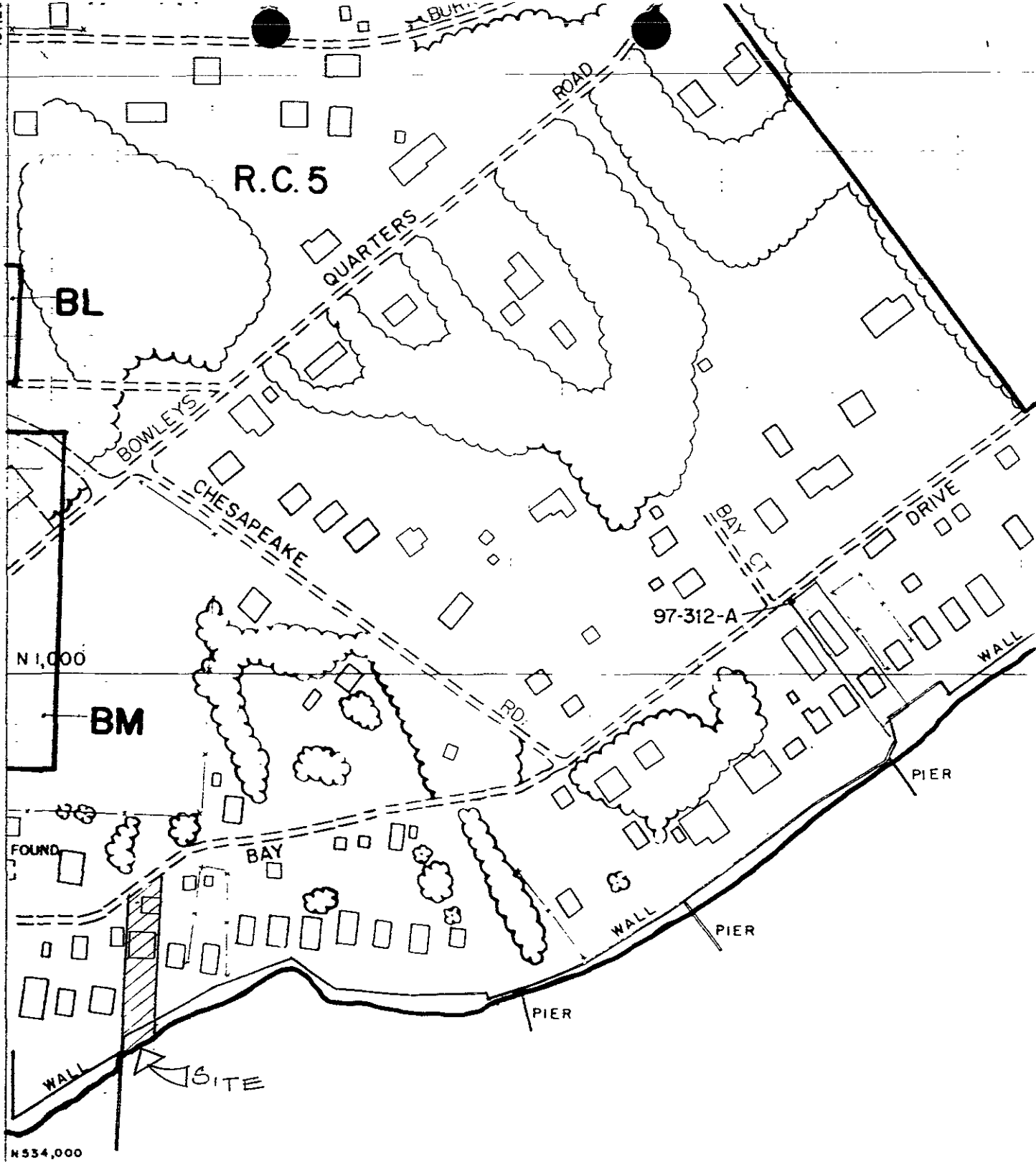
LOCATION  
BOWLEYS  
QUARTERS

99-189-A

189  
SHEET

N.E.  
I-L

(SHEET



N 1,000

FOUND

N 534,000

E 66,000

000

PIER

Z -SW

ZZ -NW

SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

BOWLEYS

QUARTERS

**99-189-A**

189

SHEET

N E

I-L

PHOTOS

A-P81-PP

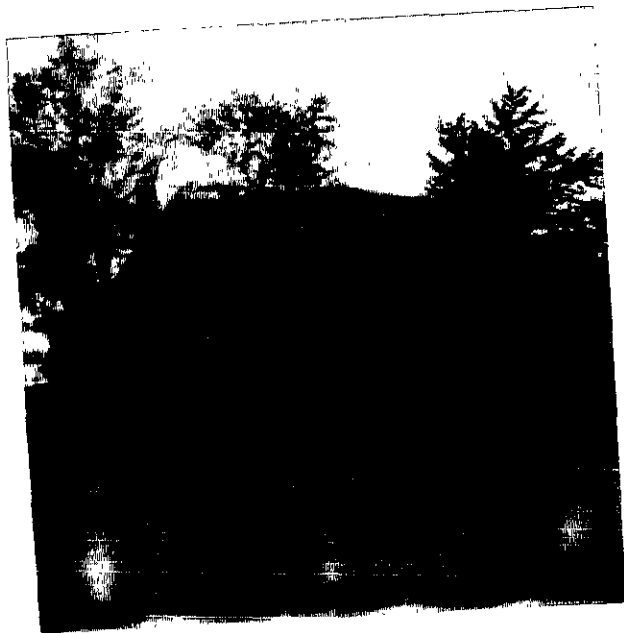




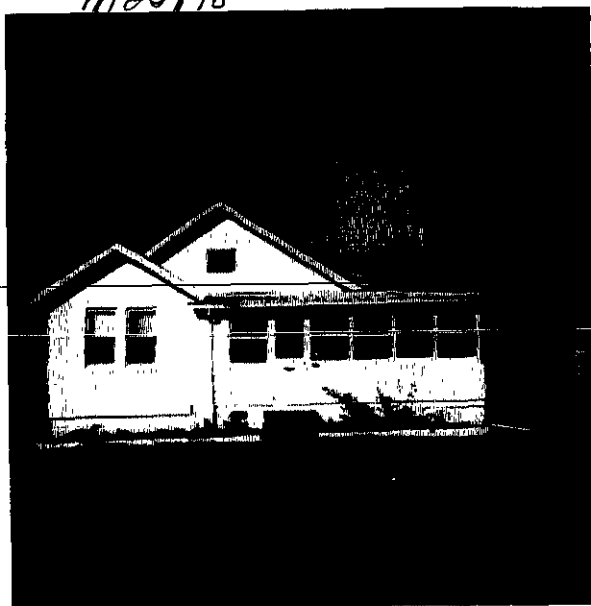
11/20/98



VIEW FROM BAY DRIVE  
3529 BAY DRIVE



11/20/98



VIEW FROM WATER  
3529 BAY DRIVE  
Bowleys Quarters, Md.



